

# UNOFFICIAL COPY

Doc#: 2302745031 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 01/27/2023 09:32 AM Pg: 1 of 3

230406302242

## WARRANTY DEED IN TRUST

Dec ID 20230101629001  
ST/CO Stamp 0-684-951-376  
City Stamp 1-538-950-992

### MAIL TO:

Donald and Ruth Zeppetello  
5219 N. Larned Ave.  
Chicago, IL 60630

### NAME & ADDRESS OF TAXPAYER :

Donald and Ruth Zeppetello  
5219 N. Larned Ave.  
Chicago, IL 60630

### RECORDER'S STAMP

THE GRANTORS, Donald M. Zeppetello and Ruth Zeppetello, husband and wife of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY and WARRANT to the GRANTEE(S), Donald M. Zeppetello and Ruth Zeppetello as Co-Trustees of the Zeppetello Family Revocable Living Trust U/T/D January 12, 2021 of 5219 N. Larned Avenue, Chicago in the County of Cook in the State of Illinois, TO HAVE AND TO HOLD the following described real estate, in fee simple:

LOT 25 IN M. SAGARTZ AND SONS FOREST GLEN SUBDIVISION IN THE EAST HALF OF THE NORTH WEST QUARTER OF FRACTIONAL SECTION 9, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 13, 1940 AS DOCUMENT 12481393, IN COOK COUNTY, ILLINOIS.

Permanent Tax No: 13-09-129-026-0000

Known As: 5219 N. Larned Avenue, Chicago, IL 60630

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: (1) Real estate taxes for the year 2022 and subsequent years; (2) Building lines, covenants, conditions, restrictions and easements of record; (3) All applicable zoning laws and ordinances.

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Dated: 1-12-23

Donald M. Zeppetello  
Donald M. Zeppetello

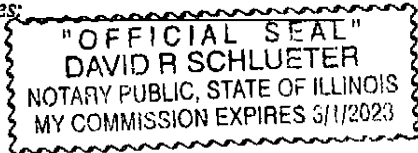
Ruth Zeppetello  
Ruth Zeppetello

STATE OF ILLINOIS     )  
  ) SS.  
COUNTY OF DUPAGE    )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Donald M. Zeppetello and Ruth Zeppetello personally known to me to be the same persons whose name are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 12<sup>th</sup> day of January, 2023.

Commission expires:



[Signature]  
Notary Public  
County/State:

Municipal Transfer Stamp (If Required)

NAME AND ADDRESS OF PREPARER:  
David Schlueter  
Law Offices of David R. Schlueter Ltd.  
401 West Irving Park Rd.  
Itasca, IL 60143

EXEMPT under provisions of paragraph 4(e) of the Illinois Real Estate Transfer Act.

[Signature]  
Buyer, Seller or Representative

Date: 1/12/23

\*\*This conveyance must contain the name and address of the Grantee for tax billing purposes (55 ILCS 5/3-5020).

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## GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

### GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (ABI) in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or another entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

DATED: 1 | 12 | 2023

SIGNATURE: Donald M. Zappetello  
GRANTOR or AGENT

### GRANTOR NOTARY SECTION:

The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

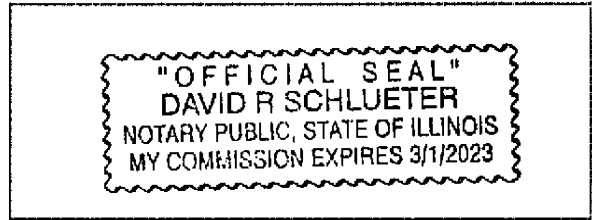
Subscribed and sworn to before me, Name of Notary Public: David R. Schlueter

By the said (Name of Grantor): Donald M. Zappetello

AFFIX NOTARY STAMP BELOW

On this date of: 1 | 12 | 2023

NOTARY SIGNATURE: [Signature]



### GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (ABI) in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

DATED: 1 | 12 | 2023

SIGNATURE: Donald M. Zappetello  
GRANTEE or AGENT

### GRANTEE NOTARY SECTION:

The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

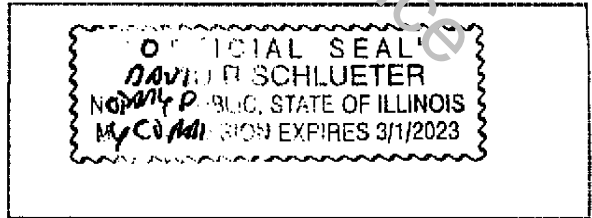
Subscribed and sworn to before me, Name of Notary Public: David R. Schlueter

By the said (Name of Grantee): Donald M. Zappetello

AFFIX NOTARY STAMP BELOW

On this date of: 1 | 12 | 2023

NOTARY SIGNATURE: [Signature]



### CRIMINAL LIABILITY NOTICE

Pursuant to Section **55 ILCS 5/3-5020(b)(2)**, Any person who knowingly submits a false statement concerning the identity of a **GRANTEE** shall be guilty of a **CLASS C MISDEMEANOR** for the **FIRST OFFENSE**, and of a **CLASS A MISDEMEANOR**, for subsequent offenses.

(Attach to **DEED** or **ABI** to be recorded in Cook County, Illinois if exempt under provisions of the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**